



## Construction Specifications

- LEED® Certification
- Full height concrete tilt up walls
- 3% Office area
- Concrete 6" reinforced / 3,500 psi
- Roof KR 18-SSR System
- R-11 insulation blanket on roof
- LED 350 lux in production area and 500 lux in office area
- Skylights with 5% natural / polycarbonate dome type
- 50 x 40 ft bay size
- 32 ft (9.75 m) clear height
- Hoses & cabinets
- 32 Cross dock (16 per side) / 9 x 10 ft door
- 4 ramps (2 per side) / 12 x 14 ft door
- Mechanical dock levelers (30,000 lbs)
- 162 parking spaces

## Competitive Advantages

Vesta Park Mega Región developed to attend the growing needs for state of the art industrial building and infrastructure, for light manufacturing, e-commerce and logistics.

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## Location

- 37 min. from new Otay Cross Border by Libramiento Sur
- 40 min. from North Cross Border by Blvd. Fundadores
- 48 min. from new Otay Cross Border by new Corredor 2000 and Vía Rápida Ote.

Open map:

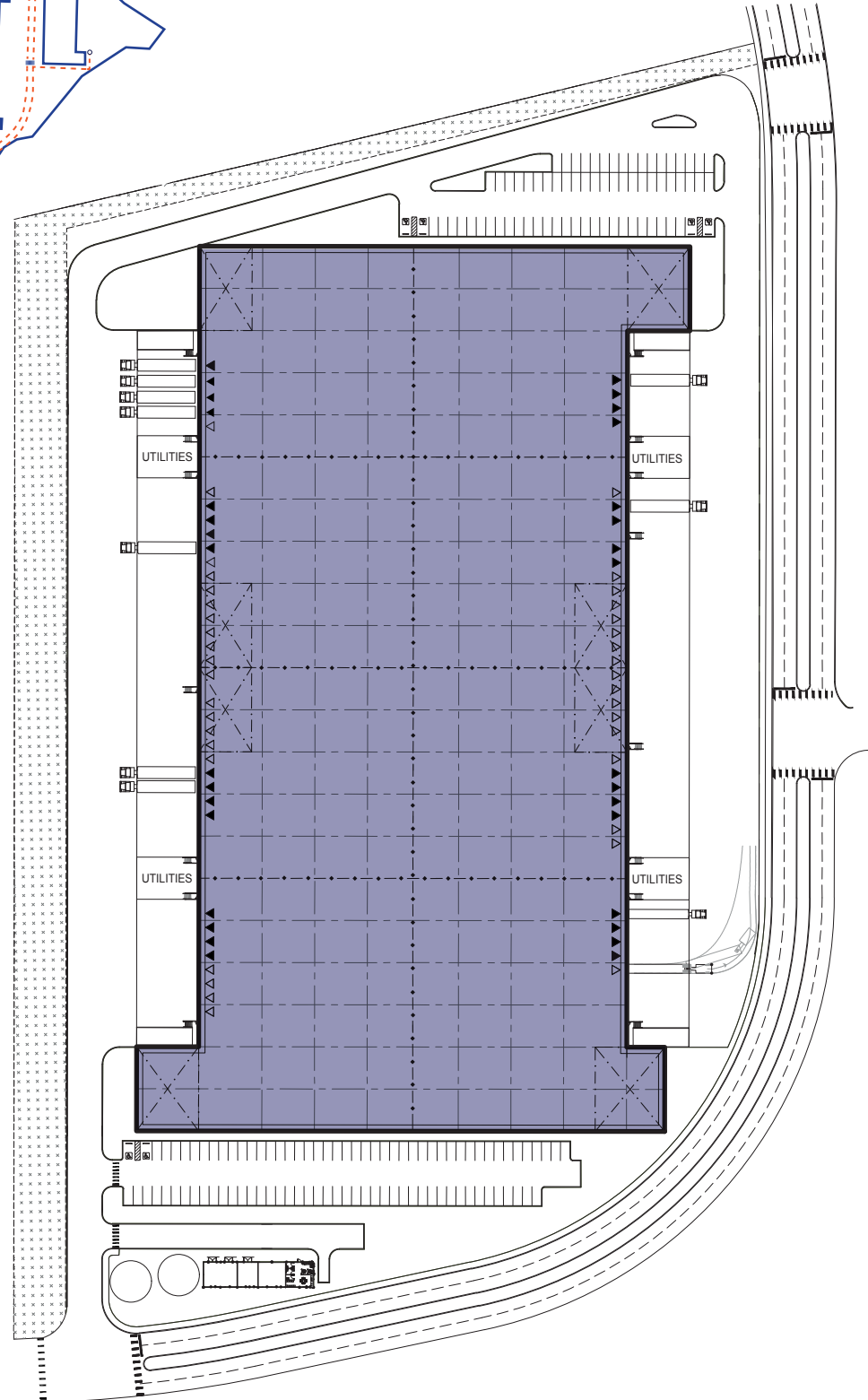
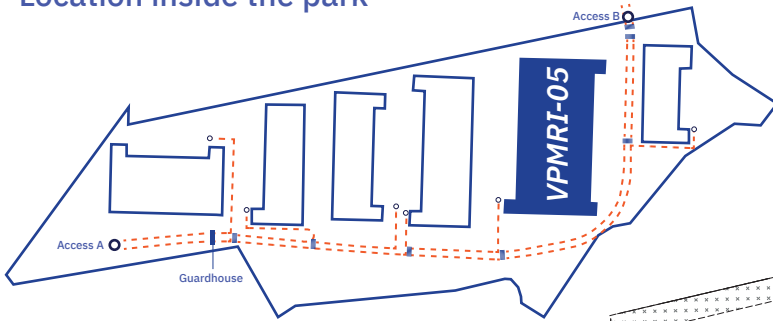


Andador Vecinal #15801,  
El Rosario,  
San Antonio de los Buenos,  
Tijuana 22675, B.C. México

# Building VPMRI-05

356,113 Sft / 32,194 Sqm

Location inside the park



**vesta** PARK  
MEGA REGIÓN

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